



**Planning Commission  
February 10, 2015 @ 6:00 P.M.  
City Hall – Council Chambers  
301 W. 2<sup>nd</sup> Street  
Austin, TX 78701**

Danette Chimenti – Chair  
Richard Hatfield  
Alfonso Hernandez – Parliamentarian  
Jeff Jack – Ex-Officio  
Howard Lazarus – Ex-Officio

James Nortey  
Stephen Oliver – Vice-Chair  
Brian Roark  
Jean Stevens – Secretary  
Lesley Varghese  
Nuria Zaragoza

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION**

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

**B. APPROVAL OF MINUTES**

1. Approval of minutes from January 27, 2015.

### C. PUBLIC HEARING

1. Plan Amendment: NPA-2014-0009.01 - Waller on Swede Hill  
Location: 908 E. 15th Street, 807 E. 16th Street, & 1506 Waller Street, Waller Creek Watershed, Central East Austin NPA  
Owner/Applicant: WJP Swede Hill, LLC (Wes Peoples)  
Agent: Kenneth T. Blaker  
Request: Multifamily and Single Family to Mixed Use land use  
Staff Rec.: Recommended. Staff requests postponement to March 24, 2015.  
Staff: Maureen Meredith, 512-974-2695, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov);  
Planning and Development Review Department
  
2. Rezoning: C14-2015-0006 - Waller on Swede Hill  
Location: 908 E. 15th Street, 807 E. 16th Street, & 1506 Waller Street, Waller Creek Watershed, Central East Austin NPA  
Owner/Applicant: WJP Swede Hill, LLC (Wes Peoples)  
Agent: Kenneth T. Blaker  
Request: SF-3-NP to GR-MU-CO-NP  
Staff Rec.: Pending; Staff requests postponement to March 24, 2015.  
Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
Planning and Development Review Department
  
3. Municipal Utility C12M-2014-0003 - Sunfield MUD No. 2  
District:  
Location: 1420 S Turnersville Rd, Onion Creek, Rinard Creek, Plum Creek Watersheds  
Owner/Applicant: A&M Option 541, LP  
Agent: Coats Rose (Pamela Madere)  
Request: Amend the Consent Agreement, including the Land Plan, and Strategic Partnership Agreement to (1) allow future development to include single and multi-family residential, and commercial uses and to accommodate the construction of a public school; and (2) allow Austin Water to now serve as the retail water provider for Sunfield MUD No. 2  
Staff: Virginia Collier 512-974-2022, [virginia.collier@austintexas.gov](mailto:virginia.collier@austintexas.gov);  
Planning and Development Review Department

4. Rezoning: C14-2014-0111 - 4500 Speedway  
 Location: 4500 Speedway, Waller Creek Watershed, North Hyde Park NCCD, Hyde Park NPA  
 Owner/Applicant: Navid Hoomanrad  
 Agent: Husch Blackwell, LLP (Alexandra Jashinsky)  
 Request: SF-3-NCCD-NP to NO-NCCD-NP  
 Staff Rec.: Recommended with Conditions  
 Staff: Sherri Sirwaitis, 512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov);  
 Planning and Development Review Department
5. Rezoning: C14-2014-0150 - Whiddon .85  
 Location: 4102 & 4200 Manchaca Road, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA  
 Owner/Applicant: Mitchell Whiddon  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: LO-MU & SF-3 to GR-MU  
 Staff Rec.: Recommendation of LR-MU  
 Staff: Jerry Rusthoven, 512-974-3207, [jerry.rusthoven@austintexas.gov](mailto:jerry.rusthoven@austintexas.gov);  
 Planning and Development Review Department
6. Rezoning: C14-2014-0165 - 2712 & 2800 Del Curto Rezoning  
 Location: 2712 & 2800 Del Curto, West Bouldin Creek Watershed, South Lamar Combined (South Lamar) NPA  
 Owner/Applicant: Jett Abram, LLC (Sarah Lahmers)  
 Agent: Thrower Design (Ron Thrower)  
 Request: SF-3 to SF-6  
 Staff Rec.: Recommended  
 Staff: Heather Chaffin, 512-974-2122, [heather.chaffin@austintexas.gov](mailto:heather.chaffin@austintexas.gov);  
 Planning and Development Review Department

7. Rezoning: C14-2014-0159 - Penick Drive Rezoning  
 Location: 5600-5722 Penick Drive, East Riverside Corridor Watershed, Country Club East NPA  
 Owner/Applicant: Greif Yount Partnership (Bill Greif)  
 Agent: Throter Design (Ron Throter)  
 Request: ERC; Designate ERC Regulating Plan Subdistrict of NMU  
 Staff Rec.: Recommendation Pending  
 Staff: Wendy Rhoades, 512-974-7719, [Wendy.Rhoades@AustinTexas.gov](mailto:Wendy.Rhoades@AustinTexas.gov);  
 Tonya Swartzendruber, 512-974-3462,  
[Tonya.swartzendruber@austintexas.gov](mailto:Tonya.swartzendruber@austintexas.gov);  
 Planning and Development Review Department
8. Final Plat with Preliminary Plan: C8-04-0043.07.2A.SH - Mueller Section 2C-2 Final Plat  
 Location: 3600 Manor Road, Tannehill Branch Watershed, RMMA  
 Owner/Applicant: City of Austin - Economic Development Department (Pam Hefner)  
 Agent: Bury & Partners, Inc. (Joe Farias)  
 Request: Approval of the Mueller Section 2C-2 Final Plat composed of 6 lots and associated right-of-way on 23.685 acres.  
 Staff Rec.: Recommended  
 Staff: Don Perryman, 512-974-2786, [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov);  
 Planning and Development Review Department
9. Final Plat - Resubdivision: C8-2014-0100.0A - The Byrne Subdivision  
 Location: 804 Edgecliff Terrace, Lady Bird Lake Watershed, South River City NPA  
 Owner/Applicant: Dan Byrne  
 Agent: McClendon & Associates Development Consulting, LLC (Carl McClendon)  
 Request: Approve the resubdivision of one lot and part of a lot into 2 lots on 0.328 acres.  
 Staff Rec.: Recommended  
 Staff: Sylvia Limon, 512-974-2767, [sylvia.limon@austintexas.gov](mailto:sylvia.limon@austintexas.gov);  
 Planning and Development Review Department

10. Resubdivision: C8-2014-0090.0A - Resubdivision of Lot 8, Block F, Banister Acres Section 2  
 Location: 4431 Hank Avenue, Williamson Creek Watershed, South Manchaca NPA  
 Owner/Applicant: Julian Partridge  
 Agent: Scheibe Consulting (Eric Scheibe)  
 Request: Approval of the resubdivision of one lot into a two lot subdivision on 0.393 acres.  
 Staff Rec.: Recommended  
 Staff: Cesar Zavala, 512-974-3404, [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov);  
 Planning and Development Review Department
11. Preliminary Plan: C8-2014-0083 - Ponca St. Subdivision  
 Location: 6317 Ponca Street, Country Club East Watershed, Montopolis NPA  
 Owner/Applicant: Jesus Sandoval  
 Agent: Stafford Development (Joe Stafford)  
 Request: Approval of a 15-lot residential subdivision on 4.79 acres.  
 Staff Rec.: Recommended  
 Staff: Steve Hopkins, 512-974-3175, [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov);  
 Planning and Development Review Department
12. Final Plat - Resubdivision: C8-2015-0008.0A - C.R. Johns & Co Block 8, Lots 7 & 8; Resubdivision  
 Location: 1313 Comal Street, Boggy Creek Watershed, Central East Austin NPA  
 Owner/Applicant: Alan Gonzalez  
 Agent: Perales Engineering, LLC  
 Request: Approval of the C.R. Johns & Co Block 8, Lots 7 & 8; Resubdivision composed of 1 lot on 0.1434 acres.  
 Staff Rec.: Disapproval  
 Staff: Planning and Development Review Department

13. Final Plat with Preliminary: C8-2014-0083.1A - Ponca Street Subdivision  
 Location: 6317 Ponca Street, Country Club East Watershed, Montopolis NPA  
 Owner/Applicant: Jesus Sandoval  
 Agent: Stafford Development (Joe Stafford)  
 Request: Approval of the Ponca Street Subdivision composed of 15 lots on 4.79 acres.  
 Staff Rec.: Disapproval  
 Staff: Planning and Development Review Department
14. Final Plat: C8-2015-0006.0A - Highlands Lots 5, 6, 7, and 8 Block 25; Amended Plat  
 Location: 5307 Duval Street, Waller Creek Watershed, North Loop NPA  
 Owner/Applicant: Maylene T. Bird  
 Agent: Hector L. Avila  
 Request: Approval of the Highlands Lots 5, 6, 7, and 8 Block 25; Amended Plat composed of 2 lots on 0.287 acres.  
 Staff Rec.: Disapproval  
 Staff: Planning and Development Review Department
15. Final Plat with Preliminary: C8-2014-0115 - Richardson Lane Subdivision  
 Location: 749 Montopolis Drive, Country Club East Watershed, Montopolis NPA  
 Owner/Applicant: Jose C & Gloria Perez  
 Agent: Stafford Development (Joe Stafford)  
 Request: Approval of the Richardson Lane Subdivision composed of 12 lots on 1.2 acres  
 Staff Rec.: Disapproval  
 Staff: Planning and Development Review Department
16. Site Plan - Variance: SPC-2014-0175A - Red Bluff Hotel  
 Location: 4701 Red Bluff Road, Lady Bird Lake Watershed, Govalle/Johnston Terrace Combined NPA  
 Owner/Applicant: Red Bluff Partners, LLC (Jordan Ford)  
 Agent: Big Red Dog Engineering (Ricardo de Camps)  
 Request: Approval for a variance from the Waterfront Overlay, Section 25-2-721(B)(1), which prohibits parking areas and structures within the primary setback.  
 Staff Rec.: Recommended  
 Staff: Michael Simmons-Smith, 512-974-1225, Michael.[Simmons-Smith@austintexas.gov](mailto:Michael.Simmons-Smith@austintexas.gov); Planning and Development Review Department

## **D. NEW BUSINESS**

1. New Business: Discussion and Possible Action to Rescind and Reconsider  
Request: Discussion and possible action to rescind and reconsider action taken on January 13, 2015, regarding Case No. SPC-2014-0175A, for the proposed Red Bluff Hotel, located at 4701 Red Bluff Road.  
Staff: Michael Simmons-Smith 512-974-1225, [Michael.Simmons-Smith@austintexas.gov](mailto:Michael.Simmons-Smith@austintexas.gov); Planning and Development Review Department

## **E. SUBCOMMITTEE REPORTS**

## **F. ADJOURNMENT**

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 4 days before the meeting date. Please call Dora Anguiano at Planning & Development Review Department, at 512-974-2104, for additional information; TTY users route through Relay Texas at 711.